

028.A

0003

0004.A

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
182,300 / 182,300  
182,300 / 182,300  
182,300 / 182,300
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:	4
Owner 1: DURAND KEVIN D &		
Owner 2: ROSS ELIZABETH SUSAN		
Owner 3:		

Street 1: 65 PORTER RD #3	
Street 2:	

Twn/City: CAMBRIDGE	
St/Prov: MA	Cntry
Postal: 02140	Type:

PREVIOUS OWNER
Owner 1: MARTIN JEANNE F -
Owner 2: -

Street 1: 215 MASS AVE #14	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 268 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R6 APTS LOW 100
o
n
Census:
Flood Haz:
D
s
t

Exempt

Topo
Street
Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units
Code Fact Price/Units
Depth /
Unit Type
Land Type
LT Factor

0	Sq. Ft.	Site

0	0.	0.00	7318

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	182,300			182,300	
Total Card	0.000	182,300			182,300	Entered Lot Size
Total Parcel	0.000	182,300			182,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	680.22	/Parcel: 680.22	Land Unit Type:

User Acct
316190
GIS Ref
GIS Ref
Insp Date
12/01/17

!16138!

## USER DEFINED

Prior Id # 1: 19456
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 21:59:08
LAST REV
Date Time
09/15/21 15:43:03
jorourke
16138
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Parcel ID 028.A-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	182,300	0	.	182,300		Year end	12/23/2021	
2021	102	FV	179,800	0	.	179,800		Year End Roll	12/10/2020	
2020	102	FV	174,900	0	.	174,900	174,900	Year End Roll	12/18/2019	
2019	102	FV	151,200	0	.	151,200	151,200	Year End Roll	1/3/2019	
2018	102	FV	135,700	0	.	135,700	135,700	Year End Roll	12/20/2017	
2017	102	FV	195,000	0	.	195,000	195,000	Year End Roll	1/3/2017	
2016	102	FV	195,000	0	.	195,000	195,000	Year End	1/4/2016	

SALES INFORMATION	TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN JEANNE F	78413-118	2	8/5/2021		200,000	No	No		
215 MASS AVE CO	67791-386		8/11/2016		139,800	No	No		
HARMAN ALICE M,	63536-34		4/28/2014	Convenience		No	No		

BUILDING PERMITS	ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result
9/15/2021		SQ Mailed							JO	Jenny O
12/1/2017		Measured							DGM	D Mann
3/16/2017		SQ Returned							EMK	Ellen K
1/22/2015		NEW CONDO							PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Good			RESIDENTIAL GRID				UnSketched SubAreas: GLA: 268,											
Sty Ht: 1	- 1 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 2	- Steel			1/2 Bath:	Rating:																		
Prime Wall: 7	- Brick			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 4	- Flat																						
Roof Cover: 4	- Tar & Gravel																						
Color: BRICK																							
View / Desir:																							
GENERAL INFORMATION				OTHER FEATURES				CONDO INFORMATION				REMODELING				RES BREAKDOWN							
Grade: C	- Average			Kits: 1	Rating: Good			Location:				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Year Blt: 1966	Eff Yr Blt:			A Kits:	Rating:			Total Units:				1st Res Grid   Desc: Line 1   # Units 1											
Alt LUC:	Alt %:			Fpl:	Rating:			Floor: 1	- 1st Floor			Level											
Jurisdct: G16	Fact: .			WSFlue:	Rating:			% Own: 0.890000000				Other											
Const Mod:				Name:				Upper															
Lump Sum Adj:				Lvl 2																			
INTERIOR INFORMATION				Lvl 1																			
				Lower																			
Avg Ht/FL: 10				Totals																			
Prim Int Wal 6	- Average			RM斯: 2	BR斯: 1	Baths: 1	HB																
Sec Int Wall:																							
Partition: T	- Typical																						
Prim Floors: 3	- Hardwood																						
Sec Floors: 4	- Carpet 30%																						
Bsmnt Flr: 3	- Hardwood																						
Subfloor:																							
Bsmnt Gar:																							
Electric: 3	- Typical																						
Insulation: 2	- Typical																						
Int vs Ext: S																							
Heat Fuel: 2	- Gas																						
Heat Type: 3	- Forced H/W																						
# Heat Sys: 1																							
% Heated: 100	% AC:																						
Solar HW: NO	Central Vac: NO																						
% Com Wal	% Sprinkled 0																						
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Basic \$ / SQ: 325.00	Size Adj.: 2.50000000	Const Adj.: 1.02479637	Adj \$ / SQ: 832.647	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten	
Gross Liv Ar				GLA																			
Other Features: 33000	Grade Factor: 1.00	NBHD Inf: 1.45000005	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val						Net Sketched Area:	268	Total:	223,149								
LUC Factor: 1.00	Adj Total: 371417	Depreciation: 189163	Depreciated Total: 182254	Juris. Factor:	1.00	Before Depr:	1,207.34					Size Ad	268	Gross Area	268	FinArea	268						
				Special Features:	0	Val/Su Net:	680.22																
				Final Total:	182300	Val/Su SzAd	680.22																
MOBILE HOME				SPEC FEATURES/YARD ITEMS				PARCEL ID				IMAGE											
Make:	Model:	Serial #:	Year:	Color:	028.A-0003-0004.A				AssessPro Patriot Properties, Inc														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:							Total:											